SITE RESOURCE INVENTORY
RANCHO VISTOSO 7-I / AVILLA AT RANCHO VISTOSO WEST
2200222

PROJECT OVERVIEW

1. Detached rental casitas are proposed for the site.
2. Existing Site Conditions and Vegetative Community: The 2020 aerial imagery accurately reflects the current site conditions. Prevalent tree species are foothill palo verde (*Parkinsonia microphylla*), velvet mesquite (*Prosopis velutina*), catclaw acacia (*Senegalia greggii*), whitethorn acacia (*Vachellia constricta*) and blue palo verde (*Parkinsonia florida*). Shrubs include creosote (*Larrea tridentata*), desert hackberry (*Celtis pallida*), graythorn (*Ziziphus obtusifolia*), canyon bursage (*Ambrosia ambrosioides*) and wolfberry (*Lycium sp.*). Sub-shrubs and forbs include bursage (Ambrosia deltoidea), brittlebush (*Encelia farinosa*), Wright's desertpeony (*Acourtia wrightii)*, odora (*Porophyllum gracile*), burroweed (*Isocoma tenuisecta*), desert zinnia (*Zinnia acerosa*), and fairy duster (*Calliandra eriophylla*). Cholla species (*versicolor, fulgida, arbuscula and leptocaulis*) and prickly pear species are the most common cacti on site. Additional cacti / succulents include barrel (*Ferocactus wislizeni*), hedgehog (*Echinocereus sp.*), pincushion (*Mammillaria sp.*). Saguaro (*Carnegiea gigantea*) cacti are rare, four total found on site. Grasses were prominent on the site and included mucronate sprangletop *(Dinebra panicea)*, six-weeks gramma (*Bouteloua barbata*), Mexican panicgrass (*Panicum hirticaule*), Rothrock's grama (*Bouteloua rothrockii*), six-weeks needle grama (*Bouteloua aristidoides*), purple three-awn (*Aristida purpurea*) and bush muhly (*Muhlenbergia porteri*).
3. Open Space: Two washes that cross the site are mapped as open space and appear as Critical Resource Areas per the ESL. These areas are defined by denser vegetation and differing plant species than the surrounding areas. Prominent species are velvet mesquite, catclaw acacia, whitethorn acacia, hackberry and graythorn. This vegetation contrasts with the surrounding bursage, cholla and foothill palo verde plant community. While the density of the wash areas is notable, there is not a high number of significant (as defined by height and caliper) trees.

GENERAL NOTES

1. The gross area of development is 15.63 +/- acres
2. Total acres of graded area: 14.18 +/- acres
3. Total acres of undisturbed area: 1.45 +/- acres
4. Required Open Space: 30% meaningful open space
5. The Site Resource Inventory (SRI) was conducted in compliance with Town of Oro Valley (TOV) code requirements (TOV Zoning Code Section 27.6.B.3). Plants listed in Table C-1: Oro Valley Protected Native Plant List, meeting the criteria for significant vegetation, were inventoried.
6. Tagging and Flagging: All inventoried plants adhered to the following standards:
   - Tagging: Plants were tagged with a metal tag embossed with an inventory number that cross references the Native Plant Inventory List and Native Plant Inventory Plan.
   - Flagging: Color-coded flagging has been affixed to each inventoried plant:
     - White: Plants proposed for preservation in place (PIP)
     - Blue: Plants proposed for transplant on site (TOS)
     - Red: Plants proposed for removal from site (RFS)
7. A native plant inventory shall be conducted, and native plant plans shall be submitted with the Conceptual Site Plan or Final Site Plan (as directed by the Town) for the project.
8. Plant locations were determined with the assistance of a global positioning system. This system is accurate to within approximately one foot.

SITE RESOURCE INVENTORY NOTES & MITIGATION OF SIGNIFICANT VEGETATION

1. The Site Resource Inventory (SRI) was conducted in compliance with Town of Oro Valley (TOV) code requirements (TOV Zoning Code Section 27.6.B.3). Plants meeting the criteria for Significant Vegetation are shown on the SRI.
2. No stands of Significant Vegetation were noted.
3. Mitigation of Significant Vegetation shall be in accordance with TOV Zoning Code Section 27.6.B.4.j.
4. Significant Vegetation Information:
   a. Amount present within Grading Limits (canopy diameter assessed as two times the height of tree): 65,776 SF
   b. Amount being disturbed: 41,820 SF
   c. Total percentage disturbed: 64%
   d. Mitigation Ratio: 2:1
5. Required mitigation plants shall be reflected in the Landscape Plans for this project.

PLANT TRANSPLANTABILITY CRITERIA

Determination of Plant Transplantability is based upon the criteria listed in Section 27.6.B.c.iii of the TOV Zoning Code. All plants that meet the following criteria shall be preserved in place or salvaged. Plants that do not meet these criteria should not be considered for salvage and transplant.

A. HEALTH: Plant health is good to excellent with no major infestations or apparent diseases. "Plant health" is defined as a plant in a sound state, free from disease and expected to survive for five (5) or more years.
B. SIZE & AGE: The plant is of a size and age to suggest a likely chance of transplant survival.
C. SPADEABILITY/DAMAGE: Plant is undamaged and is conducive to box or spade transplanting (upright branching).
D. SOILS: Soils can be excavated, are cohesive, and appear capable of supporting a boxed or spaded root ball.
E. TOPOGRAPHY: Surrounding topography permits access with the appropriate equipment needed to box or spade and remove the plant.
F. ADJACENT PLANTS: Adjacent plants do not pose a likely interference with root systems or interfere with plant removal.
G. FORM: The overall form and character is representative of the species and is a valuable specimen for landscape or habitat purposes.

INVASIVE SPECIES

1. The site has a high presence of invasive grass species. These include:
   a. Buffelgrass (*Pennisetum ciliare*), an invasive grass species included on the Oro Valley Prohibited Plant List (Addendum E).
   b. Fountain Grass (*Pennisetum setaceum*), an invasive grass species included on the Oro Valley Prohibited Plant List (Addendum E).
   c. Soft Feather Pappusgrass (*Enneapogon cenchroides*) is native to Africa. Like buffelgrass, it displaces native vegetation and is a fire fuel source.
   d. Stinkgrass (*Eragrostis cilianensis*) is native to Africa. Like buffelgrass, it displaces native vegetation and is a fire fuel source.
2. Buffelgrass and Fountain grass are concentrated at the headwaters of the washes, and along the drainageway. Pappusgrass and stinkgrass were present throughout the site.
3. Invasive species within the project area should be removed (via mechanical or chemical means) from the site prior to the start of earth disturbance for construction.
4. To prevent the introduction and spread of invasive species seeds, all equipment to be used on the site shall be washed and free of all plant/vegetation and soil/mud debris prior to entering the construction site.
5. To prevent invasive species seeds from leaving the site, the contractor shall remove all attached plant/vegetation and soil/mud debris from equipment prior to leaving the construction site.
6. Continual monitoring for invasive species, and removal, is recommended.

SIGNIFICANT VEGETATION SUMMARY

Botanical Name	Common Name	Preserve in Place (White Flagging)	Transplant (Blue Flagging)	Remove from Site (Red Flagging)	Remove from Site (Health - Red Flagging)	Total per Species
Olneya tesota	Ironwood	4				4
Parkinsonia florida	Blue Palo Verde	1		1		2
Parkinsonia microphylla	Foothill Palo Verde	12	2	47	1	62
Prosopis velutina	Velvet Mesquite	11		18		29
Senegalia greggii	Catclaw Acacia	3		2		5
TOTAL ALL SPECIES		31	2	68		102

INVENTORIED SIGNIFICANT VEGETATION

ID	Caliper (Inches)	Height (Feet)	Trans-plantable	Criteria	Disposition	Notes
Olneya tesota, Ironwood (OT)						
93	15	14	Yes		PIP	
94	13	17	Yes		PIP	
95	33	24	Yes		PIP	
96	31	19	Yes		PIP	
Parkinsonia florida, Blue Palo Verde (PF)						
65	19	16	No	B: Size and Age	PIP	
82	13	13	No	B: Size and Age	RFS	
Parkinsonia microphylla, Foothill Palo Verde (PM)						
1	14	15	No	B: Size and Age	RFS	
2	15	12	No	C: Spadeability	RFS	
3	14	14	No	D: Soils	RFS	
4	15	15	No	E: Topography	PIP	
6	18	15	No	B: Size and Age	RFS	
7	14	13	No	B: Size and Age	RFS	
8	15	13	No	B: Size and Age	RFS	
9	23	13	No	A: Health	RFS	
10	21	12	No	B: Size and Age	RFS	
14	14	12	No	B: Size and Age	RFS	
15	18	12	No	B: Size and Age	RFS	
16	20	12	No	B: Size and Age	RFS	
17	16	13	No	B: Size and Age	RFS	
18	13	12	No	C: Damage	RFS	
19	15	14	No	B: Size and Age	RFS	
20	17	18	No	E: Topography	RFS	
22	15	15	No	B: Size and Age	RFS	Box Candidate
24	15	14	No	B: Size and Age	RFS	Box Candidate
25	14	14	No	B: Size and Age	RFS	Box Candidate
26	14	12	No	B: Size and Age	RFS	Box Candidate
27	17	14	No	B: Size and Age	RFS	
28	18	15	No	B: Size and Age	RFS	Box Candidate
30	18	13	No	B: Size and Age	RFS	
32	20	15	No	B: Size and Age	RFS	Box Candidate
33	17	14	No	B: Size and Age	RFS	Box Candidate
34	19	14	No	B: Size and Age	RFS	
35	16	13	No	B: Size and Age	RFS	Box Candidate
39	13	12	Yes		TOS	
40	12	12	No	E: Topography	RFS	
41	17	13	No	B: Size and Age	RFS	
42	14	12	No	B: Size and Age	RFS	
43	14	15	No	B: Size and Age	RFS	
45	19	13	No	B: Size and Age	RFS	
46	16	12	No	B: Size and Age	RFS	Box Candidate
48	40	15	No	B: Size and Age	PIP	
49	12	12	No	C: Spadeability	PIP	
50	20	12	Yes		PIP	
51	12	14	Yes		PIP	
54	13	12	No	E: Topography	PIP	
55	14	12	No	C: Spadeability	PIP	
56	16	12	Yes		TOS	
59	12	14	No	B: Size and Age	RFS	Box Candidate
63	13	14	No	E: Topography	RFS	
72	12	12	No	B: Size and Age	RFS	
75	17	12	No	E: Topography	RFS	
76	12	12	No	E: Topography	PIP	

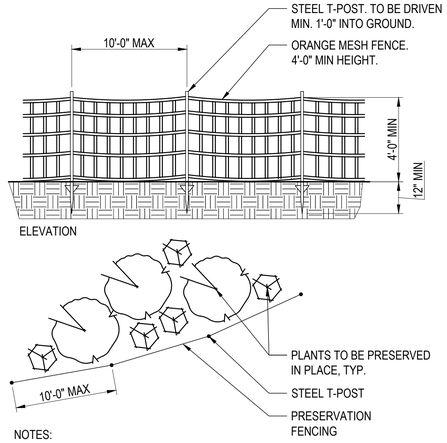
ID	Caliper (Inches)	Height (Feet)	Trans-plantable	Criteria	Disposition	Notes
Parkinsonia microphylla, Foothill Palo Verde (PM) Continued						
78	24	15	No	B: Size and Age	PIP	
79	24	14	No	B: Size and Age	RFS	
80	25	15	No	B: Size and Age	PIP	
84	31	12	No	B: Size and Age	RFS	
85	20	14	No	B: Size and Age	RFS	
86	16	13	No	B: Size and Age	RFS	
87	19	16	No	B: Size and Age	RFS	
88	20	14	No	C: Spadeability	RFS	
89	12	11	Yes	B: Size and Age	RFS	Box Candidate
90	20	18	No	B: Size and Age	RFS	
91	22	17	No	E: Topography	RFS	
92	18	14	No	B: Size and Age	RFS	
97	20	12	No	B: Size and Age	RFS	
98	20	15	No	B: Size and Age	RFS	
100	16	15	No	E: Topography	PIP	
101	17	15	No	B: Size and Age	PIP	
Prosopis velutina, Velvet Mesquite (PV)						
11	17	15	No	G: Form	RFS	
12	12	17	No	E: Topography	RFS	
21	12	14	No	B: Size and Age	RFS	
23	14	14	No	B: Size and Age	RFS	Dieback
29	12	13	No	G: Form	RFS	
31	16	12	No	B: Size and Age	RFS	
36	29	18	No	B: Size and Age	RFS	
37	23	16	No	B: Size and Age	RFS	
38	20	15	No	G: Form	RFS	
44	27	13	No	B: Size and Age	RFS	
47	28	14	No	B: Size and Age	RFS	
52	21	15	No	B: Size and Age	RFS	
53	20	18	No	B: Size and Age	PIP	
57	2	20	No	B: Size and Age	PIP	
58	21	17	No	E: Topography	PIP	
60	12	16	No	D: Soils	RFS	
61	25	20	No	B: Size and Age	RFS	
62	16	13	No	E: Topography	PIP	
64	27	21	No	B: Size and Age	PIP	
66	22	20	No	B: Size and Age	PIP	
68	14	16	No	B: Size and Age	PIP	
69	18	15	No	B: Size and Age	PIP	
70	22	16	No	B: Size and Age	PIP	
71	13	12	No	G: Form	PIP	
74	17	14	No	B: Size and Age	RFS	
81	14	13	No	B: Size and Age	PIP	
83	14	12	No	E: Topography	RFS	
99	18	14	No	B: Size and Age	RFS	
102	27	22	No	B: Size and Age	RFS	
Sengalia greggii, Catclaw Acacia (SG)						
5	17	14	No	C: Spadeability	PIP	
13	12	12	No	C: Spadeability	RFS	
67	17	15	No	G: Form	PIP	
73	13	13	No	B: Size and Age	RFS	
77	14	13	No	B: Size and Age	PIP	

SIGNIFICANT VEGETATION MITIGATION

Required mitigation is per Table 27-1 and % Significant Vegetation disturbance. 102 Significant Trees were inventoried; 68 are designated for removal. One of the 102 trees is noted as untransplantable due to health. Percentage of viable Significant Vegetation to be removed from site (measured as the square footage of the ground cover area) is 64%.

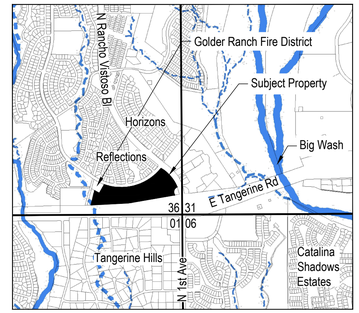
Species	QTY of Viable SV to be Removed	Mitigation Ratio	Replacement Trees (36" Box)	Replacement Trees (48" Box)	Understory Plants Required
Olneya tesota (Ironwood)	0	2:1	0	0	0
Parkinsonia florida (Blue Palo Verde)	1	2:1	1	1	10
Parkinsonia microphylla (Foothill Palo Verde)	47	2:1	47	47	470
Prosopis velutina (Velvet Mesquite)	18	2:1	18	18	180
Senegalia greggii (Catclaw Acacia)	2	2:1	2	2	20
TOTAL MITIGATION REQUIRED			**68**	**68**	**680**

Mitigation planting shall be shown on the Landscape Plan. Under-story plants shall be selected from the Supplemental Native Plant List, Addendum C, and shall either be transplanted from on-site or nursery plants.



NOTES:
1. When excavating within 4'-0" from dripline of plants to be preserved in place, hand clear to minimize damage to root systems.
2. If roots are encountered during excavation, redirect roots into existing soil areas where possible. If redirection is not possible, cut roots cleanly with sharp pruning instruments.
3. Do not allow exposed and/or pruned roots to dry out. Provide temporary cover with peat moss, wrap with burlap, and maintain in a moist condition. Support and protect roots from further damage until they are permanently covered with soil.

1 PROTECTIVE FENCING
NTS



LOCATION MAP

Portion of Section 36, Township 11S, Range 13E, G. & S.R.M., Town of Oro Valley, Pima County, Arizona

3" = 1 Mile

ASSESSOR PARCEL NUMBERS (APN): 219-54-002K and 219-54-002L

SYMBOL / LINETYPE LEGEND

SYMBOL	ELEMENT
	PAD Open Space Boundary
	100-Year Floodplain
	Property Boundary
	Existing Contour, 1' Interval
	Preservation Fencing

SHEET INDEX

OWNER

PWP LLC
8701 E VISTA BONITA DRIVE, #220
SCOTTSDALE, AZ 85255

ATTENTION: STEWART JEAN
PH: 602-264-1300
EMAIL: SJEAN@PARKWESTPARTNERS.COM

DEVELOPER

NEXMETRO DEVELOPMENT LLC
2355 E CAMELBACK RD #805
PHOENIX, AZ 85016

ATTENTION: JARED GEISLER
PH: 602-339-2091
EMAIL: JARED@NEXMETRO.COM

LANDSCAPE ARCHITECT

WILDER LANDSCAPE ARCHITECTS
2738 E. ADAMS STREET
TUCSON, AZ 85716
PHONE: 520-320-3936
ATTENTION: JENNIFER PATTON, PLA
JENNIFER@WILDERLA.COM

APPROVAL

PLANNING & ZONING ADMINISTRATOR _____ DATE _____

WILDER Landscape Architects
2738 East Adams Street
Tucson, Arizona 85716
Jennifer Patton, 520-320-3936
jennifer@wilderla.com

REGISTERED LANDSCAPE ARCHITECT 50915 JENNIFER PATTON ARIZONA U.S.A. EXPIRES 6/30/2023

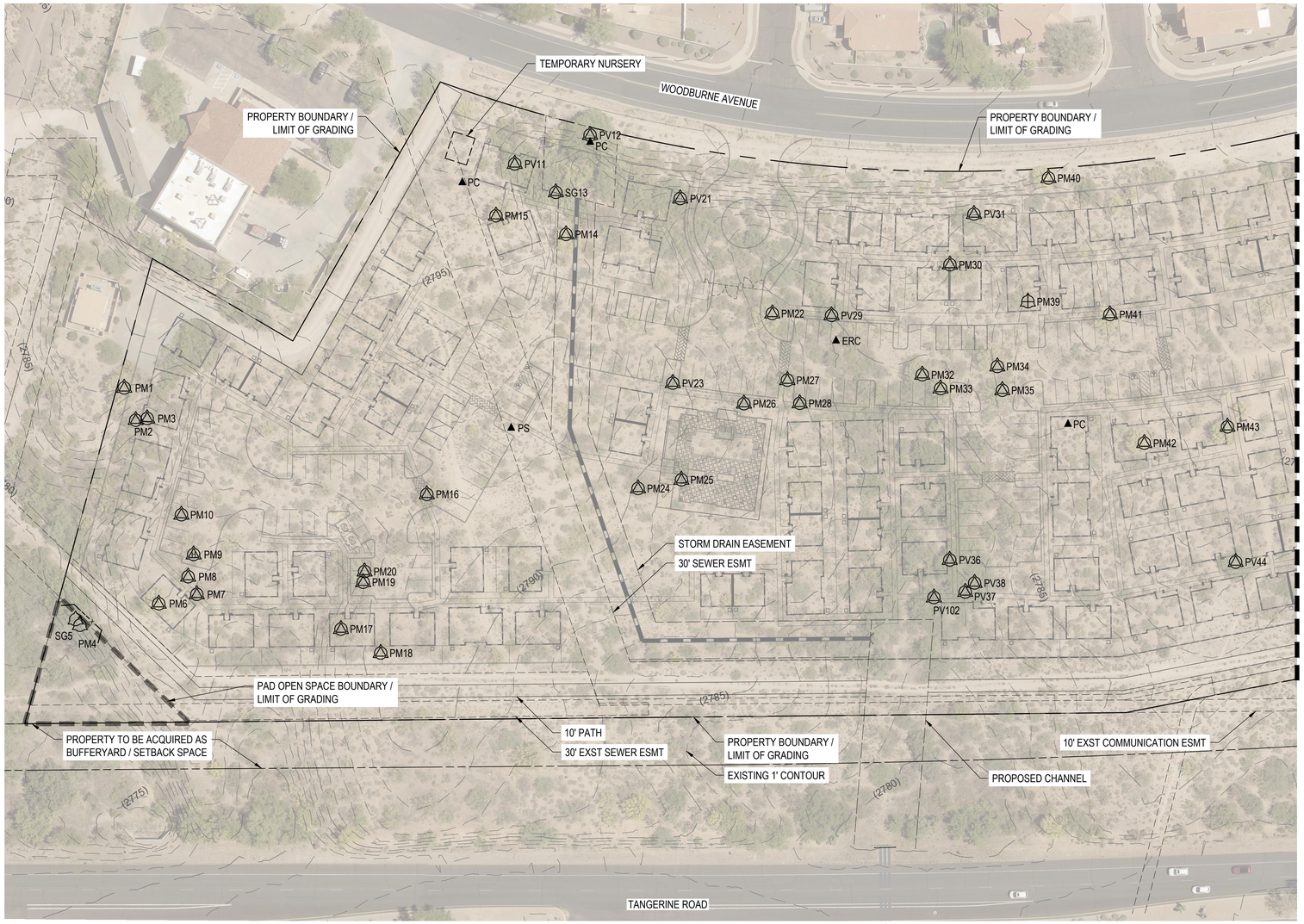
Date: June 22, 2022
Designed By: Wilder Team; Checked By: JP

REVISIONS:
Rev. # Date Description

Portion of Section 36, Township 11S, Range 13E, G. & S.R.M., Town of Oro Valley, Pima County, Arizona

SITE RESOURCE INVENTORY COVER SHEET AND SUMMARY TABLES
Rancho Vistoso 7-I / Avilla at Rancho Vistoso West

ORO VALLEY CASE #: 2200222
REF CASE #: OV12-06-28, 2102388



SYMBOL LEGEND
Significant Vegetation

Plant Type	Preserve in Place (PIP)	Transplant on Site (TOS)	Remove From Site (RFS)	Remove From Site (Health)
Tree, Significant	⬠	⬠	⬠	⬠

INVENTORIED PLANTS

ABBRV	BOTANICAL NAME	COMMON NAME
OT	Olneya tesota	Ironwood
PF	Parkinsonia florida	Blue Palo Verde
PM	Parkinsonia microphylla	Foothill Palo Verde
PV	Prosopis velutina	Velvet Mesquite
SG	Senegalia greggii	Catclaw Acacia

Refer to Site Resource Inventory Tables for a complete list of inventoried plants.

ID

SYMBOL	ELEMENT
PV1	Plant Identification Number. Refer to Schedule of Inventoried Plants.

INVASIVE PLANTS

SYMBOL	ABBRV	BOTANICAL NAME	COMMON NAME
▲	ENC	Enneapogon cenchroides	Soft Feather Pappusgrass
	ERC	Eragrostis ciliaensis	Stinking Lovegrass
	PC	Pennisetum ciliare	Buffelgrass
	PS	Pennisetum setaceum	Fountain Grass

Only concentrated infestations of invasive species are noted on the plans. Pappusgrass and Lovegrass were spread throughout the site. Buffelgrass and Fountain Grass were concentrated along the washes.

SITE RESOURCE INVENTORY PLAN

SCALE: 1" = 50'-0"

50 25 0 50

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

WILDER
Landscape Architects
2738 East Adams Street
Tucson, Arizona 85716
Jennifer Patton, 520-320-3936
jennifer@wilderla.com

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SITE RESOURCE INVENTORY PLAN

Rancho Vistoso 7-I / Avilla at Rancho Vistoso West

ORO VALLEY CASE #: 2200222
REF CASE #: OV12-06-28, 2102388

SITE RESOURCE INVENTORY PLAN

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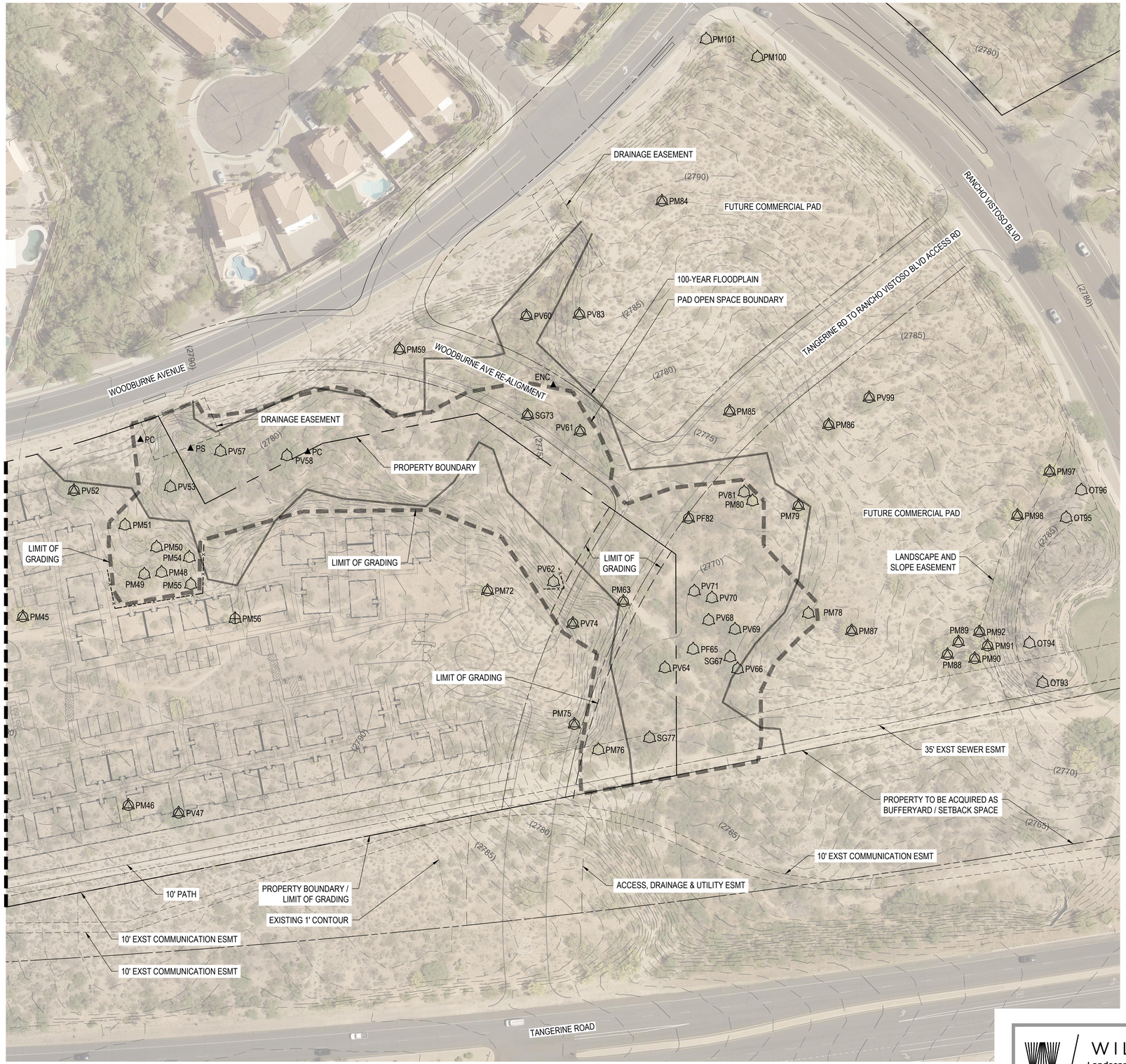
50 25 0 50



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WILDER
Landscape Architects
2738 East Adams Street
Tucson, Arizona 85716
Jennifer Patton, 520-320-3936
jennifer@wilderla.com

REGISTERED LANDSCAPE ARCHITECT
50915
JENNIFER PATTON
Signed 6-22-2022
ARIZONA U.S.A.
EXPIRES 6/30/2023

Date: June 22, 2022
Designed By: Wilder Team; Checked By: JP

REVISIONS:

Rev. #	Date	Description

Portion of Section 36, Township 11S, Range 13E, G. & S.R.M., Town of Oro Valley, Pima County, Arizona

SITE RESOURCE INVENTORY PLAN

Rancho Vistoso 7-I / Avilla at Rancho Vistoso West

ORO VALLEY CASE #: 2200222
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